

IN RE: DEVELOPMENT PLAN HEARING and
PETITION FOR SPECIAL HEARING -
W/S Edwards Lane, W/S Cole Road,
S of Park Drive (525 & 532 Cole Road)
15th Election District
5th Councilmanic District

Leon P. Cohen, et ux
Owners/Developers

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case Nos. XV-708 & 99-163-SPH

*

* * * * *

HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

This matter comes before the Deputy Zoning Commissioner for consideration of a red-lined development plan prepared by R. A. Childress and Associates, Inc., for the proposed development of the subject property by Marie L. and Leon P. Cohen, Owners/Developers, with four (4) single family dwellings, two of which are existing. In addition to development plan approval, the Owners/Developers seek relief, pursuant to the Petition for Special Hearing, to approve a non-density transfer of approximately 6,094 sq.ft. of land (identified as Tract A on the development plan) from the property known as 532 Cole Road to the adjoining property known as 526 Cole Road. The proposed development and relief sought are more particularly described on the red-lined development plan submitted into evidence and marked as Developer's Exhibit 1. The subject property is an irregularly shaped parcel containing a gross area of 2.25 acres, more or less, zoned D.R.5.5, and is located on the west side of Edwards Lane and the east and west sides of Cole Road in Essex. The property is actually traversed by Cole Road and terminates at Frog Mortar Creek.

As to the history of this project, a concept plan of the proposed development was prepared and a conference held thereon on February 17, 1998. As required, a community input meeting was held on November 18, 1998 at the Seneca Elementary School Library. Thereafter, a

ORDER RECEIVED FOR FILING

Date: 10/15/98

By: [Signature]

development plan was submitted and a conference held thereon on November 18, 1998. Following the submission of that plan, development plan comments were submitted by the appropriate reviewing agencies of Baltimore County and a red-lined development plan incorporating these comments was submitted at the hearing held before me on December 10, 1998.

Appearing at the public hearing required for this project were Susan (Cohen) Sibiski, adjoining property owner of 526 Cole Road and the recipient of the proposed non-density transfer, and R. Alonzo Childress, Professional Engineer who prepared the development plan for this property. Numerous representatives of the various Baltimore County agencies who reviewed the plan attended the hearing, including Walter Smith, Project Manager, and Stephany Wright, and Robert Bowling, all representatives of the Department of Permits and Development Management (DPDM), R. Bruce Seeley with the Department of Environmental Protection and Resource Management (DEPRM), and Carol McEvoy with the Office of Planning (OP). No residents from the surrounding locale appeared.

Pursuant to Section 26-206 of the Baltimore County Code, which regulates the conduct at the Hearing Officer's Hearing, I am required to first identify any unresolved agency comments or issues. In this regard, testimony and evidence received was that all issues raised within the comments submitted by the various County reviewing agencies have been resolved and incorporated within the revised development plan. However, at the hearing, it was noted that the area to be transferred from 532 Cole Road (or Tract A) to 526 Cole Road, was inadvertently calculated to include that area to be dedicated to the proposed widening of Cole Road. The size of the area to be transferred is actually 5,636 sq.ft., as reflected in the facsimile received from

Mr. Childress on December 14, 1998. Based upon the uncontradicted testimony and the absence of any community opposition, it appears that the development plan should be approved.

As to the Petition for Special Hearing, it is clear that practical difficulty and unreasonable hardship will result if the requested non-density transfer is denied. It has been established that the purpose for the transfer is to provide an additional buffer for the existing property at 526 Cole Road and will not result in any increase in density. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare and meets the spirit and intent of the zoning regulations. Thus, the relief requested should be granted.

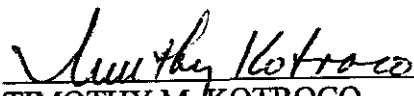
Pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the advertising of the property and public hearing held thereon, the development plan shall be approved consistent with the comments contained herein and the Petition for Special Hearing shall be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner/Hearing Officer for Baltimore County this 15th day of December, 1998 that the development plan for Cohen Property, identified herein as Developer's Exhibit 1, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing to approve the non-density transfer of 5,636 sq.ft., more or less, (as amended), be and is hereby GRANTED.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.

TMK:bjs


TIMOTHY M. KOTROCO
Hearing Officer
for Baltimore County



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

December 15, 1998

Mr. & Mrs. Leon P. Cohen
525 Cole Road
Baltimore, Maryland 21220

RE: DEVELOPMENT PLAN & PETITION FOR SPECIAL HEARING
W/S Edwards Lane, E & W/S Cole Road, S of Park Drive
(525 & 532 Cole Road)
15th Election District – 5th Councilmanic District
Leon P. and Marie L. Cohen – Owners/Developers
Case Nos. XV-706 and 99-163-SPH

Dear Mr. & Mrs. Cohen:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Development Plan and Petition for Special Hearing have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Gerald Cohen, 3328 Edwards Lane, Baltimore, Md. 21220
Ms. Susan Sibiski, 526 Cole Road, Baltimore, Md. 21220
Mr. R. Alonzo Childress, 713 Pheasant Drive, Forest Hill, Md. 21050
Mr. Walter Smith, DPDM; DEPRM; DPW; R & P; People's Counsel; Case File





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

525 & 532 Cole Road

which is presently zoned

DR 5.5

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

a non-density transfer of approximately 6,094 SF of property from "525 & 532 Cole Road" to 526 Cole Road

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s)

Leon P. Cohen

(Type or Print Name)

Signature

Marie L. Cohen

(Type or Print Name)

Signature

525 Cole Road

410-335-4414

Address

Phone No

Baltimore MD

21220

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Gerald Cohen

Name

3328 Edwards Lane

410-335-4414

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE



Revised 9/5/95

99-163-SPH

ORDER RECEIVED FOR FILING

Date

By

R. A. Childress & Associates, Inc.

Civil Engineering Consultants

713 Pheasant Drive Forest Hill, Maryland 21050-1528
(410) 803-0304 FAX (410) 803-0299

October 9, 1998

Page 1 of 2

**ZONING DESCRIPTION FOR
TRACT "A"
BALTIMORE COUNTY, MARYLAND**

Beginning at a point on the west side of Cole Road, at the distance of approximately 885 feet south of the centerline of Edwards Lane, 30' wide. Part of the land recorded in Deed Liber 10878, Folio 066. Tract "A" contains 6,094 square feet or 0.14 acres of land more or less. Located in the 5th Election District, 15th Councilmanic District.

1.	N 83 27' 20" W	135.62 ft.
2.	S 05 57' 33" W	10.44 ft.
3.	S 28 26' 21" E	35.18 ft.
4.	S 04 15' 23" E	3.44 ft.
5.	S 77 56' 37" E	116.76 ft.
6.	N 04 55' 37" E	22.55 ft.
	Point of Beginning	

**ZONING DESCRIPTION FOR
526 COLE ROAD
BALTIMORE COUNTY, MARYLAND**

Beginning at a point on the west side of Cole Road, at the distance of approximately 885 feet south of the centerline of Edwards Lane, 30' wide. As recorded in Deed Liber 5708, Folio 361 containing 13,000 square feet or 0.3 acres of land more or less. Also known as 526 Cole Road and is located in the 5th Election District, 15th Councilmanic District.

1.	N 84 00' 38" W	120 ft.
2.	NORTHERLY ALONG SHORELINE	115 ft.
3.	S 70 57' 00" E	131 ft.
4.	S 08 22' 20" W	82.96 ft.
	Point of Beginning	

99-163-SPH

October 9, 1998
Page 2 of 2

ZONING DESCRIPTION FOR
525 & 532 COLE ROAD
BALTIMORE COUNTY, MARYLAND

Beginning at a point on the centerline of Edwards Lane, 30 feet wide, at a distance of approximately 350 feet south of the centerline of Park Road, 30' wide. As recorded in Deed Liber 10878, Folio 066 containing 98,181 square feet or 2.25 acres of land more or less.

Also known as 532 Cole Road and is located in the 5th Election District, 15th Councilmanic District.

1.	N 77 50' 40" W	337.34 ft.
2.	S 26 58' 48" W	92.96 ft.
3.	S 08 55' 37" W	82.96 ft.
4.	N 83 27' 20" W	135.62 ft.
5.	S 05 57' 33" W	10.44 ft.
6.	S 28 26' 21" E	35.18 ft.
7.	S 04 15' 23" E	27.59 ft.
8.	S 08 33' 19" W	35.68 ft.
9.	S 31 52' 41" W	22.55 ft.
10.	S 77 56' 37" E	246.93 ft.
11.	N 08 48' 32" E	109.77 ft.
12.	S 81 10' 01" E	236.24 ft.
13.	N 08 35' 31" E	183.00 ft. Along Edwards Lane
	Point of Beginning	



SEAL

R. Alonzo Childress
Registered Professional Engineer
Maryland P.E. No. 10227

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

163
No. 060721

DATE 10-15-98 ACCOUNT 2001-6150

AMOUNT \$ 50.00

RECEIVED FROM: L. Cohen
(030) SPH

FOR: _____

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT
DATE 10/15/98
AMOUNT \$50.00
RECEIPT # 060721
CASHIER L. COHEN
BALTIMORE COUNTY, MARYLAND

99-163-SPH

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: 939-163-SPH
526 & 532 Cole Road
W/S of Cole Road, 885 S of
cantelina Edwards Lane
15th Election District
5th Councilmanic District
Legal Owner(s):
Leon P. Cohen & Marie L.
Cohen

Special Hearing: to approve a non-density transfer of approximately 6,094 square feet from 525 and 532 Cole Road to 526 Cole Road.

Hearing: Thursday, December 10, 1998 at 2:00 p.m. in Room 106, County Office Bldg., 111 West Chasapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call (410) 887-3353.
(2) For information concerning the file and/or hearing, Please Call (410) 887-3391.

11/373 Nov. 28 0275749

CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov. 27, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov. 26, 1998.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

RE: Case No.: 99-163 SPH

Petitioner/Developer: COHEN & SIBISKY, ETAL
R.A. CHILDRESS

Date of Hearing/Closing: 12/10/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

H.O.H. COHEN PROP.

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at ONSITE COHEN PROP.
#525 & 532 COLE RD.

The sign(s) were posted on 11/15/98 & H.O.H. on 11/9/98
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 12/2/98
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

905-8571
Pager (410) ~~905-8571~~

ZONING NOTICE

Case # 99-163
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD
PLACE ALL COMMENTS AND
REQUESTS FOR A HEARING
WITHIN 10 DAYS OF THE
HEARING DATE
SPECIAL HEARING TO REVIEW A
RECORDING OF A ZONING
RECORDING OF A ZONING
RECORDING OF A ZONING
RECORDING OF A ZONING

ZONING CERTIFICATION

This is to certify that there are no known zoning violations on any properties within Baltimore County owned or controlled by the undersigned property owner(s) and or developer(s) of the development known as COHEN PROPERTY:

525 & 532 COLE ROAD DIST 15C5

The undersigned acknowledge(s) that should any zoning violations be discovered during processing of this development, the provisions of Title 22, Bill 18-90, may prevent the County from granting approvals at any stage of the process.

Leon P. Cohen, Developer
OWNER

_____, Owner

99.163-SPA

RE: PETITION FOR SPECIAL HEARING
525 and 532 Cole Road, W/S of Cole Road,
885' S of c/l Edwards Lane, 15th Election District,
5th Councilmanic

Legal Owners: Leon P. and Marie L. Cohen

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-163-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of November, 1998, a copy of the foregoing Entry of Appearance was mailed to Gerald Cohen, 3328 Edwards Lane, Baltimore, MD 21220, representative for Petitioner(s).



PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 30, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

HEARING OFFICERS HEARING

Project Name: Cohen Property

Project Number: 15-708

Location: W/S Edwards Lane, S of Park Drive

Acres: 2.25

Developer: Marie L. & Leon P. Cohen

Engineer: R.A Childress & Associates, Inc.

Proposal: 4 Single Family Lots

***** AND *****

CASE NUMBER: 99-163-SPH

525 & 532 Cole Road

W/S of Cole Road, 885' S of centerline Edwards Lane

15th Election District – 5th Councilmanic District

Legal Owner: Leon P. Cohen & Marie L. Cohen

Special Hearing to approve a non-density transfer of approximately 6,094 square feet from 525 and 532 Cole Road to 526 Cole Road.

HEARING: Thursday, December 10, 1998 at 2:00 p.m. in Room 106, County Office Building,
111 West Chesapeake Avenue


Arnold Jablon, Director

c: Marie & Leon Cohen
Gerald Cohen

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY NOVEMBER 25, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
November 25, 1998 Issue - Jeffersonian

Please forward billing to:
Gerald Cohen 410-335-4414
3323 Edwards Lane
Baltimore, MD 21220

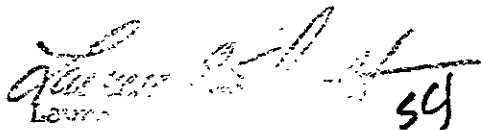
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-163-SPH
525 & 532 Cole Road
W/S of Cole Road, 885' S of centerline Edwards Lane
15th Election District – 5th Councilmanic District
Legal Owner: Leon P. Cohen & Marie L. Cohen

Special Hearing to approve a non-density transfer of approximately 6,094 square feet from 525 and 532 Cole Road to 526 Cole Road.

HEARING: Thursday, December 10, 1998 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", with a large "59" written below it.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-163 SPH
Petitioner: Leon P Cohen
Address or Location: 525 Cole Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Gerald Cohen
Address: 3323 Edwards Lane
Baltimore Md 21220
Telephone Number: _____

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-163 SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: A SPECIAL HEARING FOR A NON-DENSITY
TRANSFER.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 1, 1998

Mr. & Mrs. Leon P. Cohen
c/o Gerald Cohen
3328 Edwards Lane
Baltimore, MD 21220

RE: Item No.: 163
Case No.: 99-163-SPH
Location: 525 and 532 Cole Road

Dear Petitioners:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on October 15, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us




B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: November 2, 1998

FROM:  Robert W. Bowling, Supervisor
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for November 2, 1998
 Item Nos. 154, 155, 158, 159, 161,
 162, 163, 164, 165, 166, 167, 170

Also:

Case #99-151-SPHXA
Loyola College/Beckleysville Road

The Bureau of Developer's Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE1102.NOC

Date: October 30, 1998

TO: Arnold Jablon
FROM: R. Bruce Seeley
SUBJECT: Zoning Item #163

Cohen Property - 525 & 532 Cole Road

Zoning Advisory Committee Meeting of October 26, 1998

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
 - X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Sim
12/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: November 4, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 525 & 532 Cole Road

INFORMATION:

Item Number: 163

Petitioner: Leon Cohen

Zoning: DR 5.5

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

Prior to final approval of the subject request, the petitioner should be required to demonstrate to the satisfaction of the Zoning Commissioner that all junk and debris has been removed from the property located at 525 Cole Road.

Section Chief: 

AFK/JL:



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

OCTOBER 29, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF OCTOBER 26, 1998

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

153, 154, 155, 158, 161, 162, (163) 164, 166, 167,
AND 170

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1103F

cc: File





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

November 17, 1999

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

RECEIVED JAN 06 2000

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF November 1, 1999

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

155, 156, 157, 158, 159, 160, 161, 162, 163,
167, 168, and 171

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4681, MS-1102F

cc: File





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 10.27.95

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 163 JCM

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

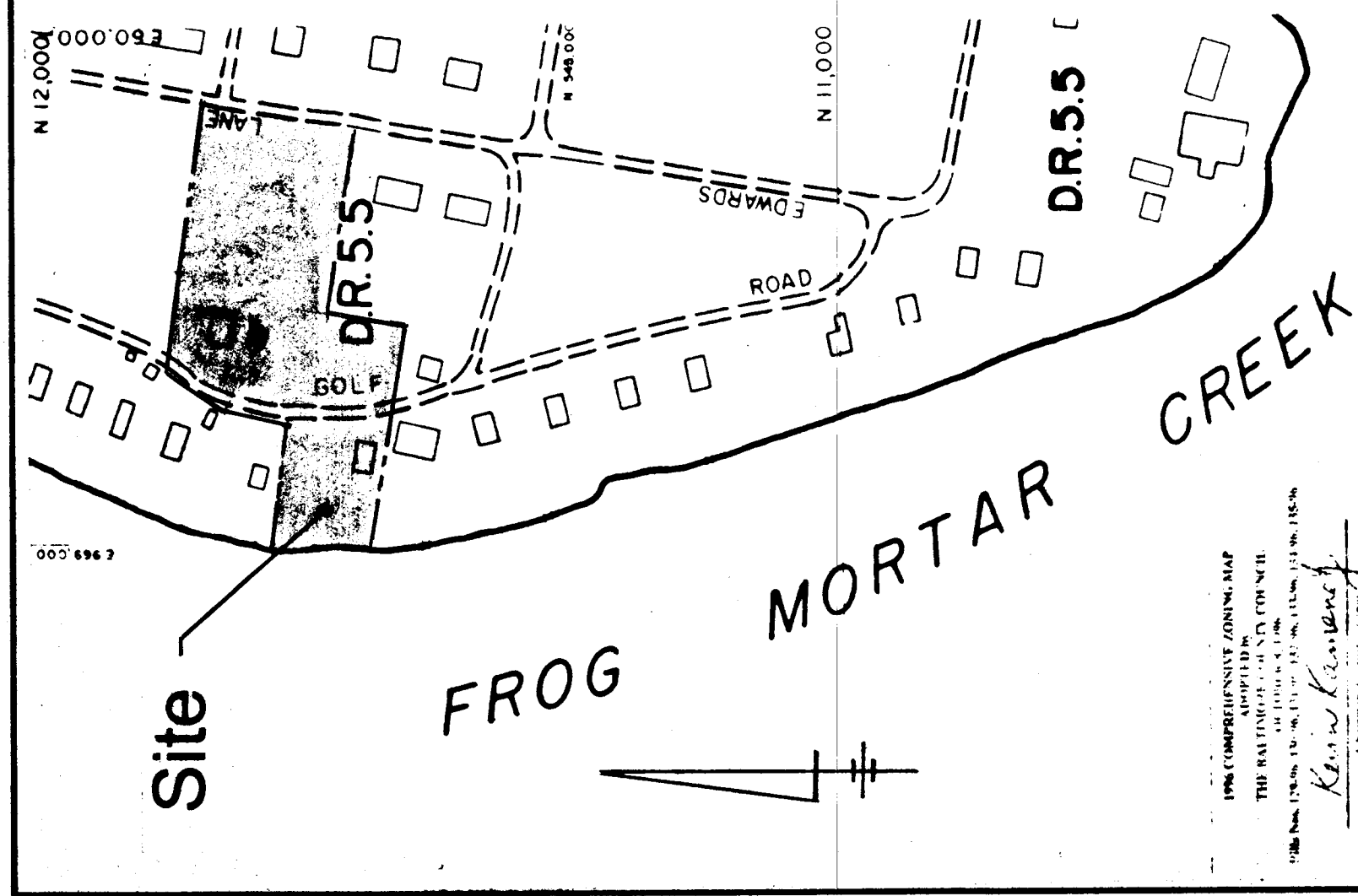
Very truly yours,

M. M. Lenhart
to Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

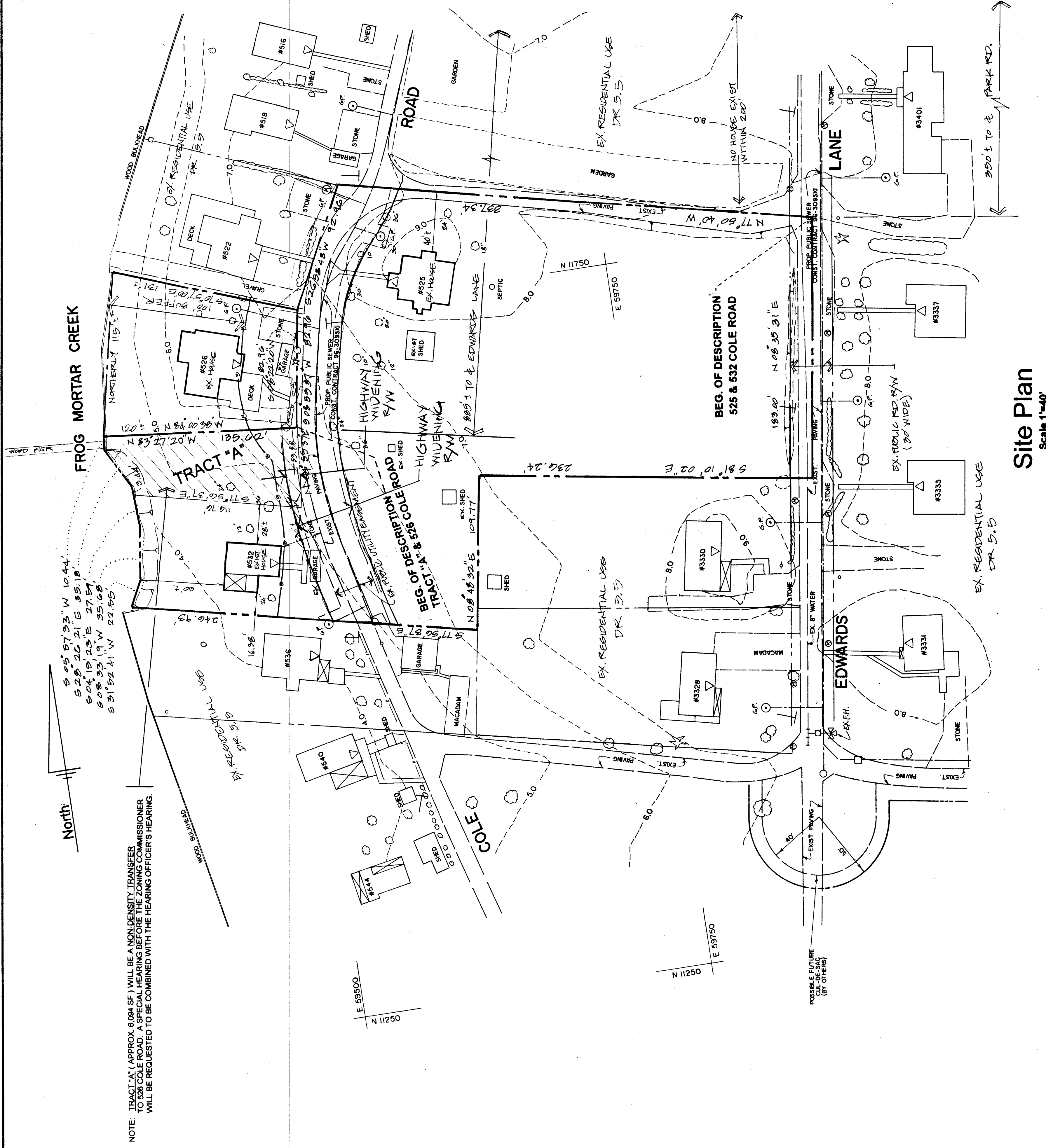
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

VICINITY MAP / ZONING MAP
(Baltimore County Zoning Map NE(3-J))
SCALE 1"=200'

ADDRESS	PROPERTY OWNERS	DEED	ACCT. NO.
3328 EDWARDS LANE	GERALD S. NANCY COHEN	50967/653	15-02-000022
3330 EDWARDS LANE	WILMER & BERTHA DECK	3671/329	15-04-200550
3333 EDWARDS LANE	ALBERT MILKE JR	1647/0557	15-13-550050
3337 EDWARDS LANE	DIBOSCO MAZZELLO	11094/486	15-18-000350
3401 EDWARDS LANE	BEVERLY ENGLAND	8073/800	15-05-610121
3402 EDWARDS LANE	MILDRED MANKA & ELAINE MAXA	6802/085	15-05-610010
518 COLE ROAD	MILDRED MANKA & ELAINE MAXA	6802/085	15-05-610010
524 COLE ROAD	WAZ & TERESA COHEN	7896/775	15-03-474750
526 COLE ROAD	GARY & SUSAN SIBSKI	5108/361	17-00-009467
528 COLE ROAD	EVELYN LANNON JR	8557/201	15-12-000620



528 COLE ROAD AREA SUMMARY

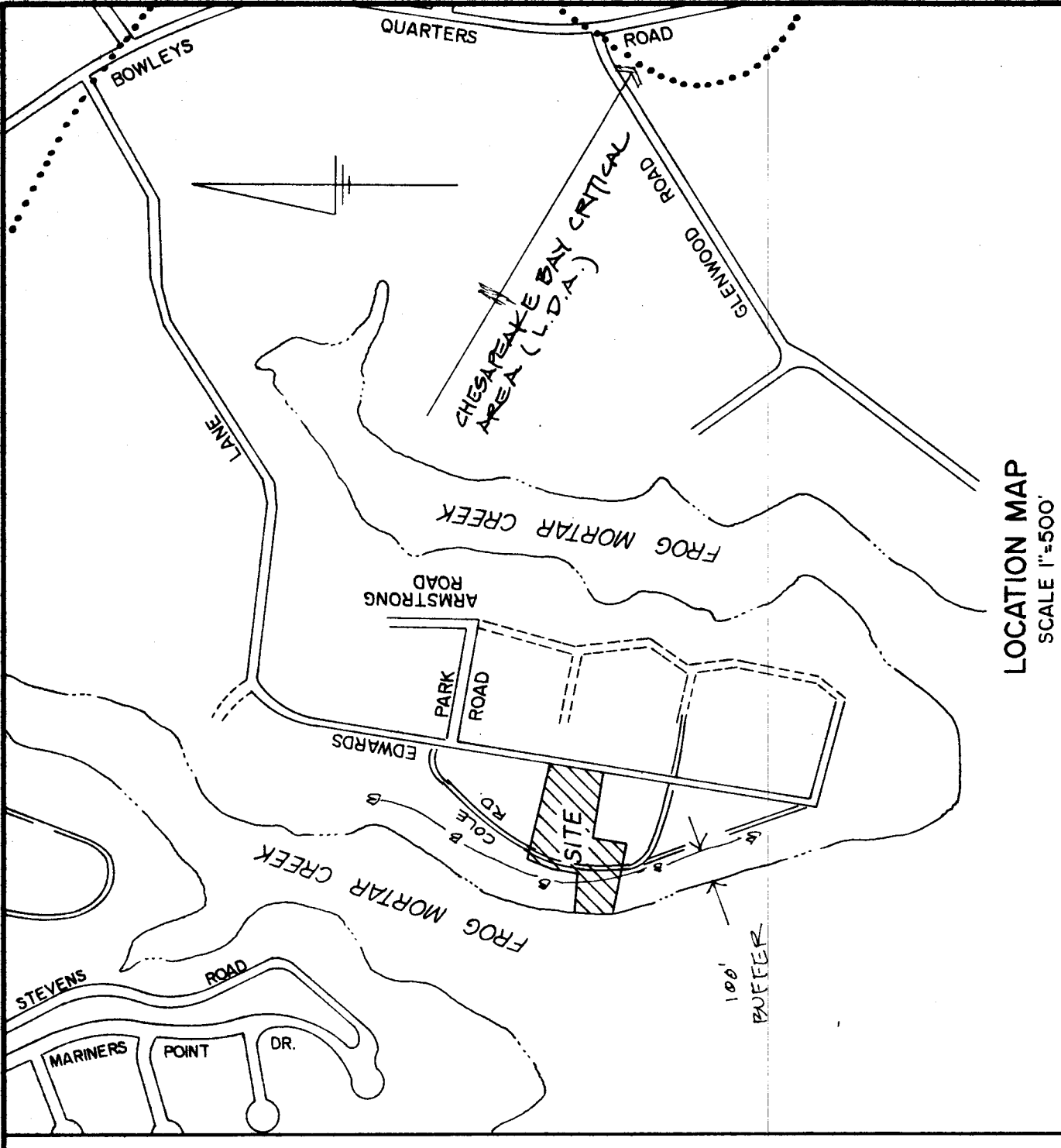
EXISTING LOT AREA	13,000 SF	0.30 AC.
TRACT 'A' (NON-DENSITY)	8,094 SF	0.14 AC.
TOTAL	18,094 SF	0.44 AC.

PETITION FOR SPECIAL HEARING:
TO APPROVE A NON-DENSITY TRANSFER OF TRACT 'A' (APPROX. 8,094 SF) TO ADJACENT PROPERTY AT 528 COLE ROAD.
THE SPECIAL HEARING IS REQUESTED TO BE COMBINED WITH THE HEARING OFFICERS' HEARING FOR THE DEVELOPMENT PLAN FOR THIS PROPERTY. SEE PDN No. XV-708

OWNER / PETITIONER
MARIE L. & LEON P. COHEN
C/O GERALD S. NANCY COHEN
3328 EDWARDS LANE
BALTIMORE, MD. 21220
(410) - 336-4414
DEED REF. 10878/086
ACCT. No. 15-05-190530



Site Plan
Scale 1"=40'



ZONING GENERAL NOTES

1. SITE SIZE: APPROX. 98,181 SF (2.25 acres)
2. EXISTING ZONING: DR 5.5
3. PROPOSED USE: RESIDENTIAL - SINGLE FAMILY HOUSES (FOUR TOTAL) SEE PDN No. XV-708
4. FRONT OF HOUSE SYMBOL: "A"
5. EXISTING ZONING: DR 5.5
6. EXISTING ZONING: DR 5.5
7. THE PROPERTY IS WITHIN THE CHEESAPEAKE BAY CRITICAL AREA (CBCA)
8. PUBLIC WATER AND SEWER ARE AVAILABLE TO THE PROPERTY
9. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHT OF WAY AND/OR COVENANTS OF RECORD AND LAW.

**PETITIONER'S
EXHIBIT NO. 1**

**PLAN TO ACCOMPANY PETITIONS FOR SPECIAL HEARING
for
Marie L. & Leon P. Cohen Property
525 & 532 Cole Road**

BALTIMORE COUNTY DIST. 15C5 MARYLAND
SCALE: AS SHOWN DATE: OCTOBER 9, 1988
ENGINEER: R. A. CHILDRESS & ASSOC., INC.
C/O GERALD S. NANCY COHEN
3328 EDWARDS LANE
BALTIMORE, MD. 21220
(410) - 603-0304
DRAWING NO. ZP-1
SHEET 1 OF 1